



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

December 9, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DIRECT SALE OF COUNTY SURPLUS REAL PROPERTY
ARTEIQUE ROAD, TOPANGA CANYON,
AVENUE T-8, PALMDALE AND CATENIA DRIVE, GRANADA HILLS
(THIRD AND FIFTH DISTRICTS) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the County-owned real properties, as shown on the attached maps and legally described in Attachment 1, are not required for present or future County use.
2. Find that the sales of these properties are categorically exempt from the California Environmental Quality Act (CEQA).
3. Approve the sale of the County's right, title and interest in the property located on Avenue T-8, Palmdale to adjoining landowners Wayne L. and Judy A. Pearson for the sum of \$22,500, and instruct the Chair to execute the attached Quitclaim Deed (Attachment 2).
4. Approve the sale of the County's right, title and interest in the property located on Arteique Road, Topanga Canyon to adjoining landowners Jonathan and Lisa Saver for \$3,000, and instruct the Chair to execute the attached Quitclaim Deed (Attachment 2).

The Honorable Board of Supervisors
December 9, 2003
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5. Approve the sale of the County's right, title and interest in the property located adjacent to the Knollwood Golf Course on Catenia Drive, Granada Hills, to the adjoining landowner, Anthony Sabino, for \$7,700, and instruct the Chair to execute the attached Quitclaim Deed (Attachment 2).
6. Authorize the CAO to execute all necessary documents, including purchase and sale agreements, to complete the sale transactions, upon approval of the documents by County Counsel.
7. Instruct the Auditor-Controller to deposit the proceeds into the Asset Development Implementation Fund.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the direct sale of and convey title to unimproved surplus County-owned real property on Avenue T-8, Palmdale; Arteique Road, Topanga Canyon; and, Catenia Drive, Granada Hills for \$22,500, \$3,000, and \$7,700, respectively.

The property located at Avenue T-8 and 40th Street, Palmdale was acquired by the County in 1950. Originally intended to be developed into a trail staging area by the Department of Parks & Recreation, it has now been determined that there is no present or foreseeable need for the subject property, and it is now considered to be surplus to the County's needs. The proposed buyer has sought acquisition of this property in order to maintain the surrounding vegetation and protect the ecological balance from abuses.

The property on Arteique Road, Topanga Canyon was acquired by the County in 1955 as a result of property tax default and has never been contemplated for development by the County. The Buyer owns the adjoining property which is used for residential purposes.

The Honorable Board of Supervisors
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The Catenia Drive parcel is considered part of the land area comprising the County-operated Knollwood Golf Course. However, this parcel is excess to the golf operation and has never been used for park purposes.

The sale of these properties will eliminate any further County liability exposure, eliminate ongoing maintenance costs, and provide the County funds that can be better allocated for the rehabilitation, purchase, or construction of other County facilities.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The County of Los Angeles Strategic Plan directs that we strengthen the County's fiscal capacity (Goal 4). The sale of surplus property supports this strategy by providing funds that can be used to finance improvements identified as part of the assessment of infrastructure needs of the County's improved real property (Strategy 2, Objective 3).

FISCAL IMPACT/FINANCING

CAO staff has determined that the sale amounts of \$22,500 for the Avenue T-8 property, \$3,000 for the Arteique Road property, and \$7,700 for the Catenia Drive property represent the fair market value for these unimproved properties.

The proceeds from these sales will be deposited into the County's Asset Development Implementation Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Avenue T-8 property consists of 5.96+/- acres of unimproved land. Said property has been designated by the City of Palmdale as within a known earthquake fault making development of most of the property economically unfeasible. The Arteique Road property consists of 1,000 square feet of unimproved land. Lastly, the Catenia Drive parcel consists of 3,625 square feet of vacant land that is excess to the adjacent golf course and has never been used for park purposes.

The Honorable Board of Supervisors
December 9, 2003
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The sale of these properties directly to private parties is authorized by Section 25526.5 of the California Government Code which authorizes the direct sale of surplus real property having a value of less than \$25,000.

In accordance with your Board's policy, each deed reserves the mineral rights for the property to the County. Additionally, the Arteique Road property will contain a deed restriction preventing the development of the property. The Catenia Drive property will also contain a deed restriction requiring the buyer to seek the County's approval prior to making any landscaping or fencing modifications to the property.

The Santa Monica Mountains Conservancy was notified of the County's proposed sale of the Arteique Road property in accordance with the Public Resources Code and provided the option to purchase the property. No written response was received.

The Catenia Drive parcel is considered part of the land area comprising the County operated Knollwood Golf Course. However, this parcel is excess to the golf operation and has never been used for park purposes. As a result, the conditions specified in the Public Park Preservation Act do not apply to the sale of this parcel.

As required by Government Code Section 65402, the proposed sales were submitted to the respective planning agencies having jurisdiction for a report on their conformity with the applicable general plan.

Notice was also given to the appropriate public agencies of the proposed sale of the Avenue T-8 property, as required by Government Code Section 54222, but no response was received. The Arteique Road and Catenia Drive properties are exempt from complying with Section 54222.

County Counsel has reviewed all documents related to the conveyance and has approved them as to form. Additionally, County Counsel concurs with CAO that the County owns saleable interests in the properties.

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December 9, 2003
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ENVIRONMENTAL DOCUMENTATION

The recommended action is categorically exempt under Class 12 of the State CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The sale of these properties is in the best interest of the County, in that the resulting funds from the sale can be used to finance improvements identified as part of the assessment of infrastructure needs of the County's improved real property.

The Honorable Board of Supervisors
December 9, 2003
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CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return executed Quitclaim Deed for each property (total of three), and two certified copies of the Minute Order, and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:CWW
CB:CK:cc

Attachments (2)

c: County Counsel
Auditor-Controller
Department of Parks and Recreation

**ATTACHMENT 1
MAPS AND LEGAL DESCRIPTIONS**

40TH STREET EAST (1)
at Avenue T-8
SALE OF FEE

File with: 40th Street East (15)
A.P.N. 3052-030-903
T.G. 4286 (H7)
I.M. 294-257
Fifth District
M03D177714

Avenue T-8

LEGAL DESCRIPTION

PARCEL NO. 1-1EX (Quitclaim of fee):

That portion of the east 13.5 acres of the west 50 acres of the north 100 acres of the southwest quarter of Section 8, Township 5 North, Range 11 West, S.B.M., lying northerly of the northerly boundary of that certain parcel of land described in deed to the State of California, recorded on December 18, 1968, as Document No. 335, of Official Records, in the office of the Recorder of the County of Los Angeles.

Excepting therefrom that portion lying easterly of the westerly line of that certain 50-foot strip of land for 40th Street East, as described in the Resolution of the Board of Supervisors of said county, recorded on September 2, 1964, as Document No. 5542, in Book D2614, page 490, of said Official Records.

Also excepting therefrom that certain parcel of land described as Parcel 11-26S.1 in the Resolution of the Board of Supervisors of said county, recorded on August 29, 1968, as Document No. 2433, in Book D4116, page 403, of said Official Records.

Containing: 5.96± acres.

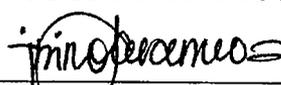
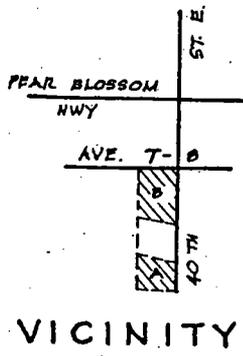
APPROVED AS TO DESCRIPTION
June 27, 2003
COUNTY OF LOS ANGELES
By 
SUPERVISING CADASTRAL ENGINEER II
Mapping and Property Management Division

EXHIBIT A

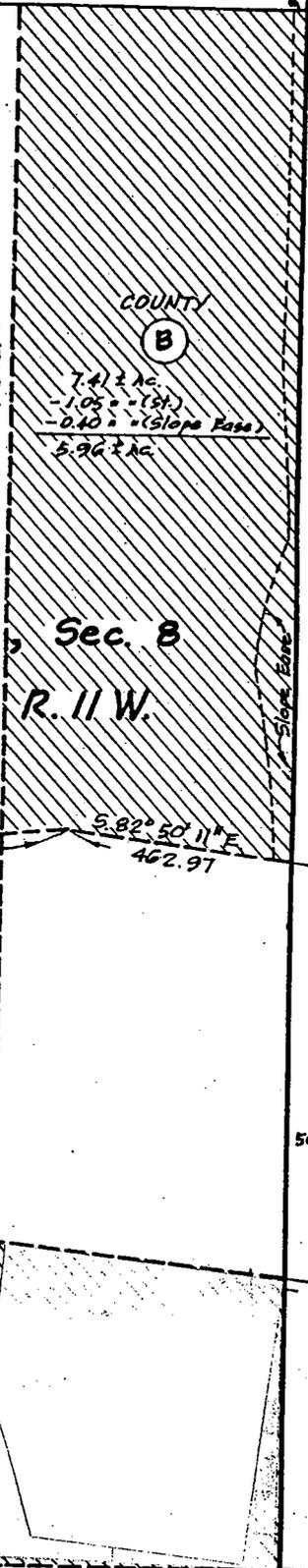


30 AVE. S. ly In. R.S. 73-16 T-8

N. 0°09'25"W
F. ly In. W 23 Ac. of N. 100 Ac. S.W. 1/4 Sec. 8

POR. S.W. 1/4 Sec. 8
T. 5 N., R. 11 W.

W. 36.50 Ac. of N. 100 Ac. S.W. 1/4 Sec. 8
E. ly In. of



392.97

236.99

990



7 18
18 17

SCALE 1" = 100'

COUNTY OF LOS ANGELES / DEPARTMENT OF COUNTY ENGINEER-FACILITIES

DATE 03-31-81	A.M.B. 3052-20	SUP. DIST. 5th	SCALE 1" = 100'	PROPOSED SALE OF COUNTY-OWNED PROPERTY POR. SEC. 8, T. 5 N., R. 11 W.	JOB NO. A-94 A & B
TH. GUIDE 183-H-4	I.M. G5 C-4	RD. DIST.	BY YULING		

Arteique Road Legal Description

EXHIBIT "A"

The southerly 20 feet of the northerly 40 feet of Lot 6, Block 25 of Tract No. 8545, as shown on map recorded in Book 108, pages 75, 76, and 77, of Maps, in the office of the Recorder of the County of Los Angeles.

Containing: 1000 ± Square Feet



Description Approved FEB 07 2002

James A. Noyes

Director of Public Works

By

A handwritten signature in black ink, appearing to be "Steven L. Gehrke", written over a horizontal line.

Licensed Land Surveyor

SUBJECT PROPERTY

VICINITY MAP NOT TO SCALE

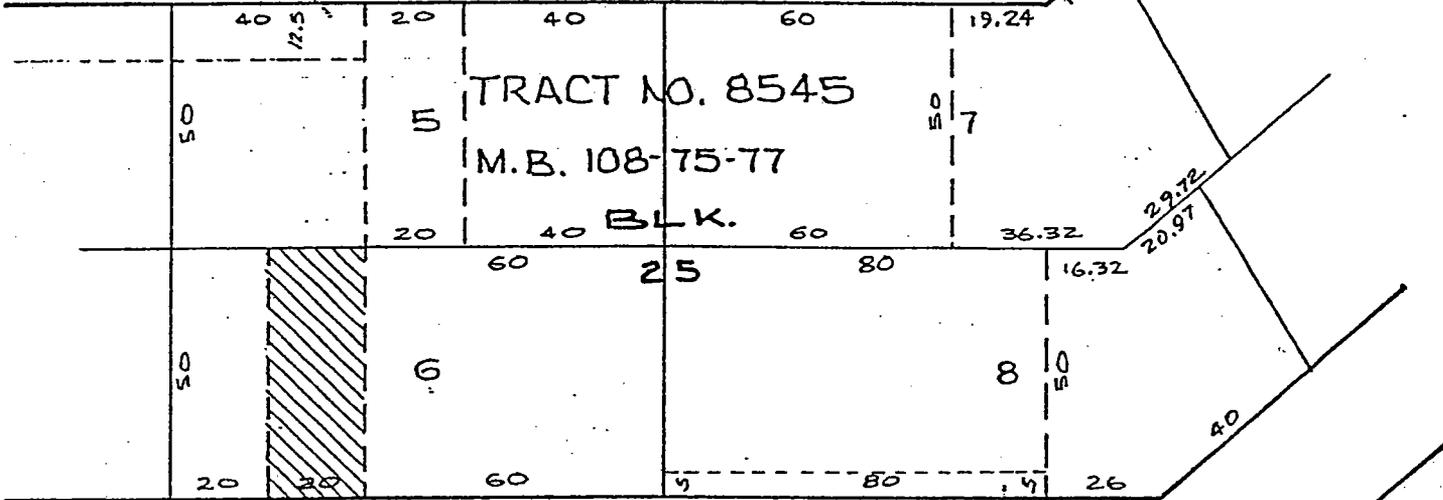
CITY OF LOS ANGELES
LOS ANGELES COUNTY
BLVD (UNINC.)

CROOKED TR.

15 IOWA

15 TR.

RESERVED FOR ST.



RESERVED FOR ST.

ARTEIQUE RD.

RD.

CHART TR.

BYROCK TR.



SUBJECT PROPERTY
1000 ±

COUNTY OF LOS ANGELES / INTERNAL SERVICES DEPARTMENT

DATE 10 MAR 88	A.M.B. 4441	SUP. DIS. 5 TH	SCALE 1" = 40'	SALE OF COUNTY OWNED PROPERTY GLENVIEW	JOB NO. MP 524
THO. GD. 109 D. 1	I. M. 144-097	RD. DIST. BY HK			

Catena Drive

Legal Description

That portion of Lot 127, of Tract No. 22829, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 620, Pages 71 to 78, inclusive, of Maps, in the Office of the County Recorder of said County, described as follows:

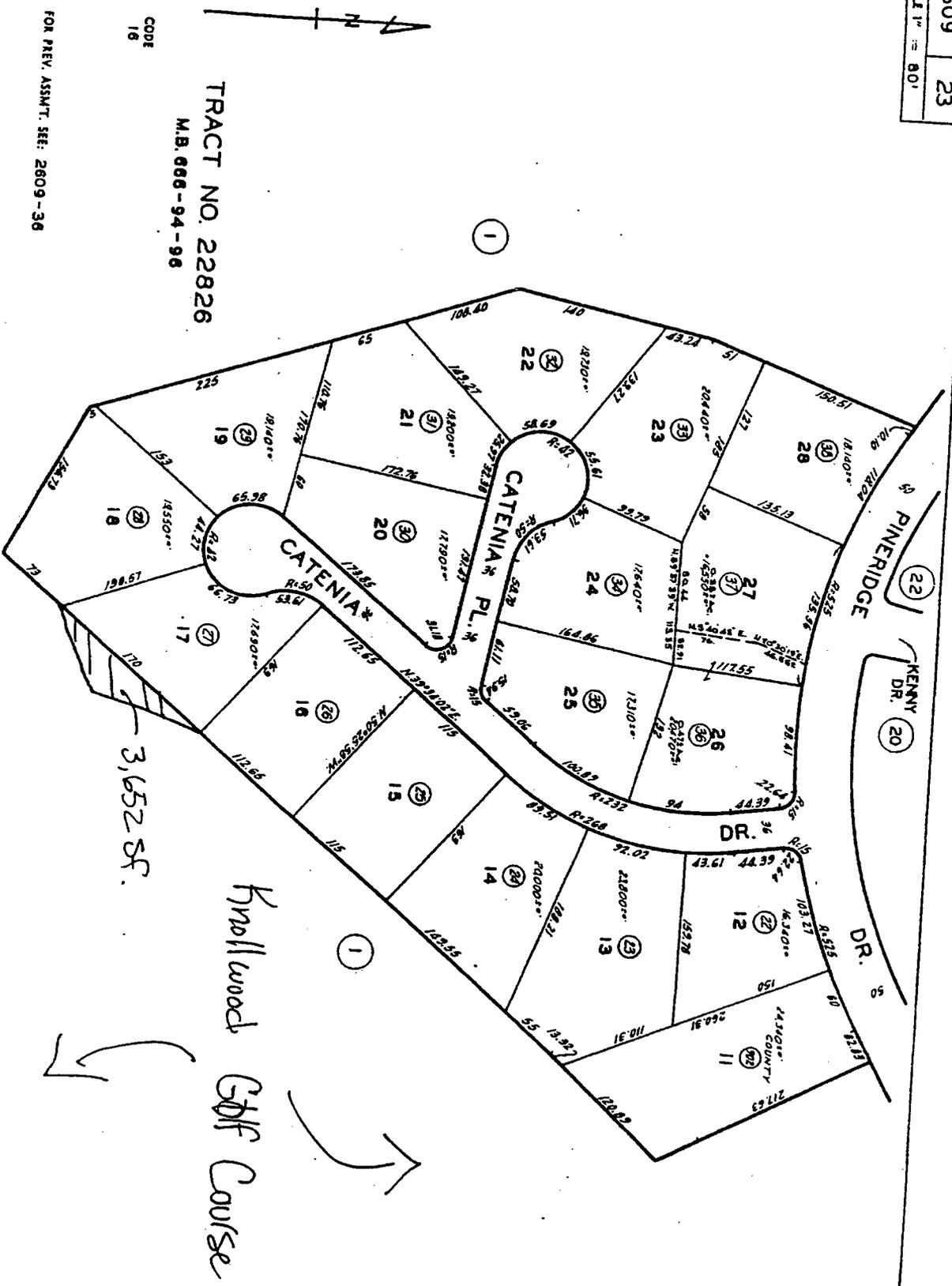
Beginning at the Southwesterly terminus of that certain course in the Northerly line of said Lot 127 having a bearing of South 39° 35' 17" West and a length of 674.76'; thence along said Northerly line of said Parcel 127, North 39° 35' 17" East 73.00 feet to the true point of beginning; said point also being the Southwest corner of Lot 17, of Tract No. 22826, as per Map recorded in Book 666, Pages 94 to 96, inclusive, of Maps; thence South 20° 49' 47" East 19.42 feet; thence North 45° 59' 50" East 103.41 feet; thence North 26° 08' 51" East 40.12 feet; thence North 20° 06' 10" East 40.15 feet; thence North 50° 25' 58" West 5.79 feet to the most Westerly corner of said Lot 17 of said Tract No. 22826; thence Southwesterly along the common line of said Tract No. 22826 and Tract No. 22829 170.00 feet to the true point of beginning.

Total area of this described land is 3,652.36 square feet.

Prepared by:

Rich Almack, Land Surveyor
21911 Martinez Street
Woodland Hills, CA 91364-1710
818-703-7141 FAX 703-7198

2609 23
SCALE 1" = 80'



TRACT NO. 22826
M.B. 666-94-96

CODE
16

FOR PREV. ASSM'T. SEE: 2609-36

REVISED
6/11/97/01
6/30/04
10/22/07

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

ATTACHMENT 2

**Avenue T- 8 Quitclaim Deed
Arteique Road Quitclaim Deed
Catenia Drive Quitclaim Deed**

RECORDING REQUESTED BY:
County of Los Angeles
AND MAIL TO:
Wayne L. Pearson and Judy A. Pearson
3822 East Avenue T-8
Palmdale, CA 93550

Space above this line for Recorder's use _____

DOCUMENTARY TRANSFER TAX \$ _____
___ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
___ OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING, AT TIME OF SALE.

TAX PARCELS: 3052/030/903

Signature of Declarant or Agent determining tax.

Firm Name

QUITCLAIM DEED

The **COUNTY OF LOS ANGELES**, a body corporate and politic, for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

WAYNE L. PEARSON AND JUDY A. PEARSON, Joint Tenants

all of the County's right, title and interest in and to the described real property, reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of said real property.

Said real property is located in the City of Palmdale, County of Los Angeles, State of California and is more particularly described in the attached Exhibit A incorporated by reference as set forth in full.

SUBJECT TO AND BUYER TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. _____

By _____

Don Knabe
Chairman, Board of Supervisors

STATE OF CALIFORNIA))
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this _____ day of _____, 2003, the facsimile signature of _____, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

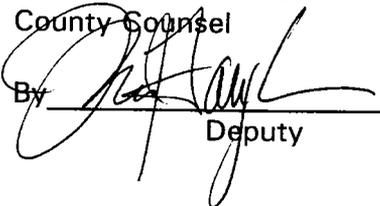
In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By  _____
Deputy

(deed).1

40TH STREET EAST (1)

at Avenue T-8

SALE OF FEE

File with: 40th Street East (15)

A.P.N. 3052-030-903

T.G. 4286 (H7)

I.M. 294-257

Fifth District

M03D177714

LEGAL DESCRIPTION

PARCEL NO. 1-1EX (Quitclaim of fee):

That portion of the east 13.5 acres of the west 50 acres of the north 100 acres of the southwest quarter of Section 8, Township 5 North, Range 11 West, S.B.M., lying northerly of the northerly boundary of that certain parcel of land described in deed to the State of California, recorded on December 18, 1968, as Document No. 335, of Official Records, in the office of the Recorder of the County of Los Angeles.

Excepting therefrom that portion lying easterly of the westerly line of that certain 50-foot strip of land for 40th Street East, as described in the Resolution of the Board of Supervisors of said county, recorded on September 2, 1964, as Document No. 5542, in Book D2614, page 490, of said Official Records.

Also excepting therefrom that certain parcel of land described as Parcel 11-26S.1 in the Resolution of the Board of Supervisors of said county, recorded on August 29, 1968, as Document No. 2433, in Book D4116, page 403, of said Official Records.

Containing: 5.96+ acres.

APPROVED AS TO DESCRIPTION
June 27, 2003
COUNTY OF LOS ANGELES
By:
SUPERVISING CADASTRAL ENGINEER II
Mapping and Property Management Division

EXHIBIT A

RECORDING REQUESTED BY:
County of Los Angeles
AND MAIL TO:

Jon Saver and Lisa Saver
30371 Morning View Street
Malibu, CA 90265

Space above this line for Recorder's use _____

TAX PARCELS: 4441 033 912

DOCUMENTARY TRANSFER TAX \$ _____
— COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
— OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING, AT TIME OF SALE.

Signature of Declarant or Agent determining tax. _____

Firm Name _____

QUITCLAIM DEED

The **COUNTY OF LOS ANGELES, a body corporate and politic**, for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

JON SAVER AND LISA SAVER, HUSBAND AND WIFE, AS JOINT TENANTS

all of the County's right, title and interest in and to the described real property, reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of said real property.

Said property described as follows:

The southerly 20 feet of the northerly 40 feet of Lot 6, Block 25 of Tract No. 8545, as shown on map recorded in Book 108, pages 75, 76, and 77, of Maps, in the office of the Recorder of the County of Los Angeles.

Containing: 1,000 +/- Square Feet

SUBJECT TO AND BUYER TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- c. Buyer, its successors and assignees, are prohibited from constructing any improvements on the property, in the event Buyer, its successors or assignees, does construct improvements upon the property, then Buyer, its successors or assignees, shall remove said improvements within thirty (30) days of receipt of Seller's written notice of removal. In the event Buyer, its successors or assignees does not remove the improvements within said thirty (30) day period, then all right, title and interest in and to said property shall revert to the County of Los Angeles without the necessity of any affirmative action on the part of the County to assert any rights in the property.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. _____

By _____

Don Knabe
Chairman, Board of Supervisors

STATE OF CALIFORNIA))
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this _____ day of _____, 2003, the facsimile signature of _____, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

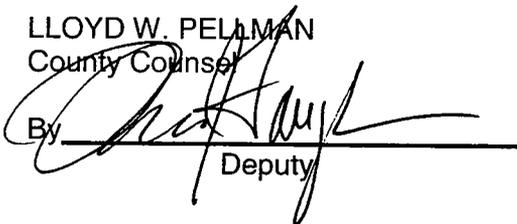
In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By  Deputy

(deed).1

RECORDING REQUESTED BY:

County of Los Angeles

AND MAIL TO:

Anthony Sabino

12202 Catenia Drive

Granada Hills, CA 91344-1826

Space above this line for Recorder's use _____

TAX PARCELS: 2609 023 902 (portion)

DOCUMENTARY TRANSFER TAX \$ _____
___ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
___ OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING, AT TIME OF SALE.

Signature of Declarant or Agent determining tax. _____

Firm Name _____

QUITCLAIM DEED

The COUNTY OF LOS ANGELES, a body corporate and politic, for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

A. C. & K. L. SABINO 2002 TRUST

all of the County's right, title and interest in and to the described real property, attached hereto as Exhibit A and incorporated herein by reference, reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of said real property.

SUBJECT TO AND BUYER TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- c. Buyer, or owner in possession, (the "Buyer"), shall seek Seller's approval prior to construction of landscaping improvements or fence modifications ("Modifications") on the Property. Buyer, prior to commencing the Modifications, shall send via US Mail a certified letter, to County of Los Angeles, Chief Administrative Office, 222 South Hill Street, Los Angeles, 90012, attention Director of Real Estate, with a copy to Department of Parks and Recreation, Golf Division, 301 North Baldwin Avenue, Arcadia, CA 91007, or such other address as provided by Seller, requesting Seller's approval. Said letter shall include a plan of all Modifications in sufficient detail so that Seller can make an informed decision. Seller agrees that in the event such request is not approved or denied within 30 days of the date Seller receives the written request, then such request shall be automatically approved.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. _____

By _____

Don Knabe
Chairman, Board of Supervisors

STATE OF CALIFORNIA))
) ss.
COUNTY OF LOS ANGELES)

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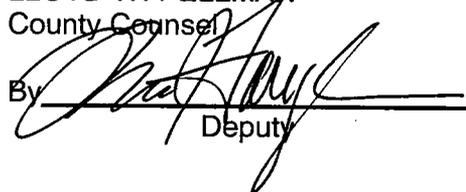
In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By  Deputy

(deed).1

Exhibit A

Legal Description

That portion of Lot 127, of Tract No. 22829, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 620, Pages 71 to 78, inclusive, of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the Southwesterly terminus of that certain course in the Northerly line of said Lot 127 having a bearing of South 39° 35' 17" West and a length of 674.76'; thence along said Northerly line of said Parcel 127, North 39° 35' 17" East 73.00 feet to the true point of beginning; said point also being the Southwest corner of Lot 17, of Tract No. 22826, as per Map recorded in Book 666, Pages 94 to 96, inclusive, of Maps; thence South 20° 49' 47" East 19.42 feet; thence North 45° 59' 50" East 103.41 feet; thence North 26° 08' 51" East 40.12 feet; thence North 20° 06' 10" East 40.15 feet; thence North 50° 25' 58" West 5.79 feet to the most Westerly corner of said Lot 17 of said Tract No. 22826; thence Southwesterly along the common line of said Tract No. 22826 and Tract No. 22829 170.00 feet to the true point of beginning.

Total area of this described land is 3,652.36 square feet.

Prepared by:

Rich Almack, Land Surveyor
21911 Martinez Street
Woodland Hills, CA 91364-1710
818-703-7141 FAX 703-7198